

**WESTVIEW ESTATES
HOMEOWNERS ASSOCIATION
P.O. Box 5681 Salem, OR. 97304**

**NEWSLETTER
JULY 2009**

BOARD OF DIRECTORS

PRESIDENT

Darlene Livermore
Ph: 503-362-6267
Email: dsl42@msn.com

VICE PRESIDENT

Judy Oliver
Ph: 503-371-8709
Email: rwoliver@comcast.net

SECRETARY

Donna Fernley
Ph: 503-365-9795
Email: hallmeade@aol.com

TREASURER

Vacant

COMMITTEES

NEIGHBORHOOD WATCH

Ken & Jetta Ollek
Ph: 503-393-0507
Email: shalom2u1@msn.com

SOCIAL COMMITTEE

Vacant

NOMINATIONS COMMITTEE

Evelyn Epperson
Ph: 503-363-0130

LANDSCAPE/ARCHITECTURAL

COMMITTEE

Doug Wilson
Ph: 503-581-5880

NEWSLETTER

Don Cavanaugh
Ph: 503-378-1214

President's Message

by Darlene Livermore

It has been a very busy and active year for the Board as we set about bringing a solid business base to the Association. Acting on the priorities set by members at the last Annual Meeting, we have made repairs to the fence and rebuilt the bulletin board completed the retaining wall, are moving onto repairs of the stone wall, and have new or replacement plants at the entrance. There were some emergency items undertaken such as a complete major pruning of all the entry trees following the ice storm damage.

Additionally, the Board took your dissatisfaction about non payment of dues to heart and there has been major in roads made into the collection of dues. After consultation with legal counsel, the Board set a course that would accomplish that goal.

Additionally, with the advise from legal counsel that the Board needed to develop administrative rules surrounding the CC& R's, we have had a committee working on which CC&R's need some interpretation to better define what is included or excluded in the meaning. This provides for a fair and more impartial application of the CC&R. We are aware that some in our community feel that the Board is doing other than what they wish or think proper. It is important to note, and for members to understand, that the Board, as officers of the Association, has a very definite legal obligation to uphold the By-Laws and enforce CC&R's, including making necessary interpretation rules. The Board has spent numerous hours working on behalf of our community laying the foundation for a viable Association that is fully aware of, and adheres to, the obligation placed on Associations under Oregon law. We appreciate all the support, help, and encouragement we have received from our neighbors and we thank you.

One of many legal obligations of an Association Board is to ensure that there is liability insurance coverage, which we now have and a reserve fund sufficient to cover all major items that are holdings of the Association. In our case, that would be the fences, stone walls, landscaping, lighting, irrigation, etc. Last year the dues were increased from \$25.00 to \$50.00 so that we could keep up with the increase in electrical, water, and maintenance supplies, and obtain liability insurance that protects all of us. Part of that increase was also to start building a reserve fund for the day that the wooden fences along Wallace Road and either side of the front entrance

Landscaper's Message

Doug Wilson, Landscape Chair

Driving and walking through Westview Estates, this week has revealed once again the "careful cultivation" of a lovely yellow flower known to most of us as the Dandelion. I'm told by a few that it is a main ingredient in batches of home-made wine. However in the land of Pinot Noir, and with Red Hawk winery a short jaunt up the hill, I see little reason to continue cultivating them.

On the happier side of the gardening and landscape scene are the following addresses; a small sampling of obviously talented gardeners who are spending lots of time enjoying their yards.

Please ---- enjoy their example ---- on Michigan City Lane, 1785,1908,1948; on Lake Vanessa Cir, 3387, 3420, 3451, and 3491 ---- OH, and YES, check the gorgeous of colorful grouping of pots and plants in front of the dark brown exterior at 3456 Lake Vanessa. Nice work!

This is not a complete list by any means and there are quite a few more that are certainly worthy of compliments and we salute you. Others who are looking for patterns of excellences to apply to their "kingdom" can certainly find ample ideas by looking at these examples.

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would reach the end of their useful life and need total replacement. There is perhaps two years of life in the entrance fence. The proposed 2010 budget, continuing at \$50.00 per year, will be available for review at the Annual Meeting. It will continue to reflect the building of a reserve fund that will sustain our property. At the Annual Meeting, members will have an opportunity to vote on a Board Recommendation that the dues remain unchanged for 2010.

On September 20, 2009, at 2 - 4 PM, the Westview HOA will hold its Annual Meeting.

It will be held at the West Salem Masonic Hall on Brush College Road. There is plenty of free parking and I am told that there will be a variety of home made cookies to enjoy. Some of you have already been the recipient of those delicious morsels. This is a Must Attend meeting for all members in good standing. You will be asked to participate in setting the direction and priorities for the next year, adopt a budget, vote on a recommended addition to the By-Laws that will allow the Association to know which owners are renting their property and an address where the owner will reside so that we can continue necessary contact with the owner regarding matters of their property. You will be asked to adopt recommendations as to the dues structure, and other matters of general interest to the function of our community. You will also be electing officers to the Board of Directors who will be responsible for carrying out all of the legal responsibilities assigned to officers and the legal requirements of an Association under Oregon law. This is the members time to let the Board know of their concerns. Informational packets will be mailed or delivered to each home around August 15th. Included in that packet will be absentee ballots and proxy forms if you will be unable to attend in person with instructions on where to deposit these items. Plan to arrive at the meeting prior to 2PM as there will be registration and voting verification needed prior to the 2 PM call to order. We look forward to seeing you there.

Vice President's Message

BUDGET WOE, STREET NO GO !!

I was so excited to be able to tell the membership that at long last WVE would have Lake Vanessa repaved. But, as I stated on the update posted on the bulletin board, we were at the mercy of the Salem Public Works budget and if revenues were down, our re-paving would be pushed to next year. Unfortunately, that is what happened. Dave Kinney of Public Works had indicated that if the entire Lake Vanessa could not be resurfaced, that the worst areas would be patched but gave no projected date for those repairs other than "next summer".

Although we can do nothing about the city budget, it is the Executive Board's plan to develop and circulate a petition, stating that although we understand the financial woes of the city, we strongly urge the Public Works department to place our repairs at the top of the street maintenance list next year. That petition will be circulated in August and hopefully a large majority of the residents will participate by signing the petition and showing support to get this done. The petition will also be available for signing at the WVEHOA annual meeting in September.

If you have not read the results of the traffic study posted on the bulletin board, please take time to do so. The traffic study will also be repeated later this summer as a back-up to our first study this spring. In the meantime, please remember that coming into the subdivision, the street slopes downhill and even if the speed limit is being observed, gravity takes over and you may find yourself going 30 mph when you really weren't aware you were doing so.

On the positive front, we did get the 25 mph sign placed at the front entrance (hopefully to remind those with a "lead foot" of the need to maintain a slower speed.) We are also on track to have the yellow no parking strips renewed. They are faded and also make the front entrance look a little tattered.

Message From The Secretary

Donna Fernley

Summer is finally here..or is it? Sunny and warm one day, thunder storms and cool, then cloudy, now sunny again; perfect weather for weeds to crop up. More weeds means that we need to be on them, to keep them from spreading and harming our neighbors efforts to maintain the beauty of their landscaping.

I was thinking about the "volunteering is a good thing" article I wrote about last month..I had hoped it would bring responses, but not yet. Would you be willing to do something for the benefit of a neighbor or the neighborhood? The time is short, probably only an hour or so each month, or less depending on what needs to be done. Give me a call at 503-365-9795. We would like to establish a network of volunteers for our neighborhood. Let me know what you can do. For example, would you be willing to drive, provide transportation to HOA meetings, provide a ride to Saturday Market..West Salem Neighborhood Association the first and third Monday of the month at Roth's, walk a sick neighbor's dog, make calls for a neighbor, write or address letters or cards, read to a shut in. We all know there are people temporarily in need of a favor. Let's step up and volunteer.

Speaking of volunteers... It should not go unnoticed that our community received countless value and saving in dues from a crew working at the front entrance. We owe a big thank you to Will Cullins for enlarging the bulletin board and with the help of Ken Olleck, refurbishing the south entrance fence. Then we had help from Will, Doug Wilson and Chuck Bowman to power wash the fence and Darlene Livermore and Marlyn Dinsmore in priming in prep for painting followed by the painting crew consisting of Bob

Brown, Bob and Judy Oliver, Marg Wilson, Ken Olleck, and Elaine Clark. The power washing crew also cleaned the mail boxes and walk around them so that everything is fresh. Good job one and all. Your efforts make it pleasant for all of us.

We need to welcome a new homeowner... John and Louise Luten have moved into 3385 Lake Vanessa Cir. They have received their official welcome basket from the HOA but now it is time to make them feel welcome by your introductions. Take a minute to say howdy. We look forward to having them in our neighborhood.

“From Your Neighborhood Watch Coordinators”

Ken Olleck, NHW Chairmen

JUST A FEW SAFETY TIPS gleaned from recent Crime Prevention publications:

1. Do not give out personal information to uninitiated phone callers! A recent phone call was reported to police whereby a person was called, asking if they had a security system, and/or a dog for security purposes! Beware.
2. When registering with the police dept's Bicycle Registration Program, be sure to place the tag on your bicycle!
3. For well lit streets, check your exterior light fixtures, but also check your streetlights. If one is not functioning properly, please notify the light company immediately.
4. An accurate list of your valuables is important. This can be used for reporting a theft or burglary, and helps increase your chances of getting your property back, if stolen.
5. You may not discharge any of the following in the city limits: BB, pellet, or airsoft guns, bean-shooters, bow and arrows, or slingshots. The child's parent or guardian should be the only one allowing access to the item.
6. It is never too early to teach children about gun safety.
7. Make sure that your home's address numbers are very visible from the street so that emergency vehicles can find your location.

Have a Happy and Safe Summer.

